

# \$639,900 - 346 Viscount Drive, Red Deer

MLS® #A2235124

**\$639,900**

4 Bedroom, 4.00 Bathroom, 1,998 sqft

Residential on 0.10 Acres

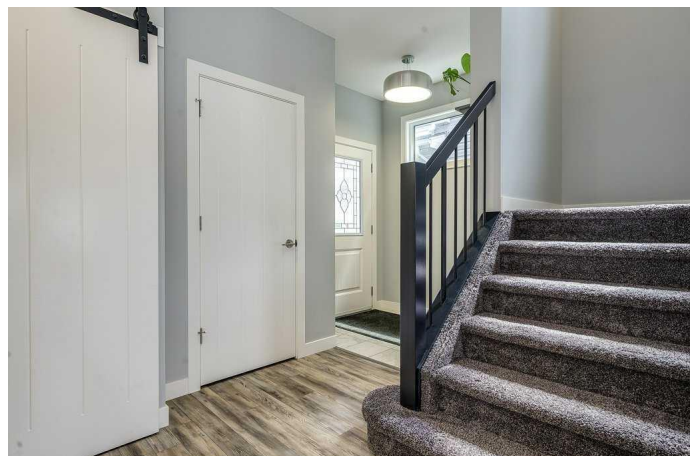
Vanier East, Red Deer, Alberta

Nestled in the highly sought-after VANIER WOODS and directly adjacent to a children's playground, this stunning custom-built two-story home boasts incredible curb appeal! Showcasing a modern kitchen adorned with pristine white quartz countertops and stylish under-cabinet lighting, this home is a true gem. The main floor features soaring 9-foot ceilings, expansive triple-glazed windows, an HRV system, and a high-efficiency furnace.

As you enter, you're welcomed by a spacious tiled foyer that flows into an inviting open-concept layout. The dining area, kitchen, and living room all provide delightful views of the playground, bathed in west-facing sunlight, and the yard is fully fenced for the safety of your children and pets. Step outside onto the 10x12 deck, complete with a natural gas hookup for your BBQ, perfect for entertaining!

The living room is enhanced by a stunning fireplace set against an eye-catching feature wall, which can also be appreciated from the kitchen and dining spaces. Above the generous eat-in kitchen island, a beautifully upgraded trayed ceiling with recessed lighting and coordinating laminate inserts complements the fireplace.

On the upper level, you'll discover a spacious bonus room, a convenient laundry room, three well-appointed bedrooms, and a four-piece bathroom. The master suite is impressively



large, featuring a walk-in closet and a luxurious spa-like four-piece ensuite.

The fully developed basement adds even more value with a fourth bedroom, a sizable family room complete with a wet bar, and another four-piece bathroom. With features such as a heated garage and Central A/C, this home is truly a must-see!

Built in 2017

### **Essential Information**

MLS® #	A2235124
Price	\$639,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,998
Acres	0.10
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	346 Viscount Drive
Subdivision	Vanier East
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4R 0S1

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 27th, 2025
Days on Market	3
Zoning	R1

## Listing Details

Listing Office	Royal LePage Network Realty Corp.
----------------	-----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.